

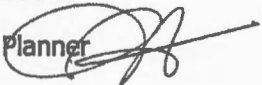


# Maricopa County

## Planning & Development Department

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TO: Distribution Listed Below

FROM: Rachel Applegate, Planner 

DATE: June 22, 2009

SUBJECT: CPA200911 Comprehensive Plan Amendment (Hickman's Egg Ranch – Arlington Property)

JUN 24 2009

Enclosed is the following application material related to the above referenced case:

1. Narrative report, including application, CPA supplemental information, and proposed land use plan.

A Technical Advisory Committee (TAC) meeting will be held to discuss this case on **Tuesday, July 28, 2009 at 10:00 a.m.** at the Maricopa County Planning and Development Department. Please note our office is located at 501 North 44<sup>th</sup> Street, Suite 200, in Phoenix.

You or your authorized representative are invited to attend this TAC meeting and to prepare and submit written comments and recommendations regarding this amendment request. If you are unable to attend, please submit your written comments and recommendations to me prior to the July 28<sup>th</sup> TAC meeting. If you have any questions regarding this meeting, please feel free to contact me at (602) 372-0318, or via e-mail at [rachelapplegate@mail.maricopa.gov](mailto:rachelapplegate@mail.maricopa.gov)

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- Tonopah Valley Community Council
- Tonopah Valley Association
- West Valley View Newspaper
- Luke AFB
- Palo Verde Nuclear Emergency Planning
- Francis J. Slavin, applicant (e-mail)



Planning & Development  
Department  
**COMPREHENSIVE PLAN AMENDMENT  
APPLICATION**  
APPLICATION MUST BE COMPLETED IN FULL

**ONE  
STOP  
SHOP**

ALL FEES ARE DUE AT TIME OF APPLICATION AND ARE NON-REFUNDABLE

**REQUEST**

Project Name: Hickman's Egg Ranch - Arlington Property  
Description of Request: Amend the Comprehensive Plan Land Use Designation for the Hickman's Egg Ranch Arlington Property from Rural Residential to Industrial  
Current Land Use: Chicken Egg Production and Processing and Related Fertilizer Manufacturing  
Proposed Land Use: Chicken Egg Production and Processing and Related Feed and Fertilizer Manufacturing  
Supervisor District: District 5 - Supervisor Mary Rose Wilcox

**PROPERTY INFORMATION**

General Location (include nearest city/town): Located southwest of the Town of Buckeye, between 331st Avenue and the Salome Highway/Southern Pacific Railroad Intersection, directly south of Salome Highway  
Gross Acres: 367.06  
Legal Description: See Exhibit "A" attached hereto  
Section: 3 and 10 Township: 1 South Range: 5 West  
Assessor's Parcel Number(s): 401-30-004D, 401-30-004E, 401-30-005B, 401-30-005C

**APPLICANT INFORMATION**

Name: Francis J. Slavin, P.C. Contact: Francis J. Slavin, Esq.  
Address: 2198 East Camelback Road, Suite 285  
City: Phoenix State: Arizona Zip: 85016  
Phone #: (602) 381-8700 Fax #: (602) 381-1920 Email: b.slavin@fjslegal.com and h.dukes@fjslegal.com

**PROPERTY OWNER INFORMATION**

Name: Hickman's Egg Ranch, Inc. Contact: Glenn Hickman  
Address: 6515 South Jackrabbit Trail  
City: Buckeye State: Arizona Zip: 85326  
Phone #: (623) 872-1120 Fax #: (623) 872-9220 Email: ghickman@hickmanseggs.com

**PROPERTY OWNER AND APPLICANT AUTHORIZATION**

I (property owner) Glenn Hickman authorize (applicant's name) Francis J. Slavin to file this application on all matters relating to this request with Maricopa County.

**PROPOSITION 207 WAIVER**

By signing this form as the property owner I hereby agree to abide by any and all conditions that may be assigned by the Maricopa County Board of Supervisors, Maricopa County Planning and Zoning Commission, or Maricopa County Planning and Development Department staff as applicable, as part of any approval of this request, including stipulations, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property. Also by signing I waive claim for diminution in value due to enforcement of any stipulations of the approval.

Property Owner Signature

Date:

5-5-09

**CASE INACTIVITY**

Cases which are not active within six (6) months will be considered inactive and closed by staff. A letter addressing the inactivity will be sent to the applicant or property owner with notification of the case to be closed within thirty (30) days. To pursue entitlement after the closing of the case, a new application and associated fees will need to be filed.

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CPA200911



## COMPREHENSIVE PLAN AMENDMENT GUIDELINES

### Supplement for Comprehensive Plan And Area Plan Amendments

(To be completed by the Applicant and filed with the application)

(Additional sheets may be attached)

Location of Property: 32425 West Salome Highway, Arlington, Arizona 85322  
South of Salome Highway between 331st Avenue and the Salome Highway / Southern  
Pacific Railroad Intersection

Land Use Plan to be Amended: Old U.S. Highway 80 Area Plan

Current Land Use Designation: Rural Residential (0-1 d.u./acre)

Proposed Use of Property by Applicant: This application is submitted to amend the  
existing Rural Residential land use designation on the subject property to an  
Industrial land use designation in order to preserve and protect the following  
existing land uses: 1) chicken egg production and processing and 2) related feed  
and fertilizer manufacturing

#### Summary of features in the project request that do not conform with the Land Use

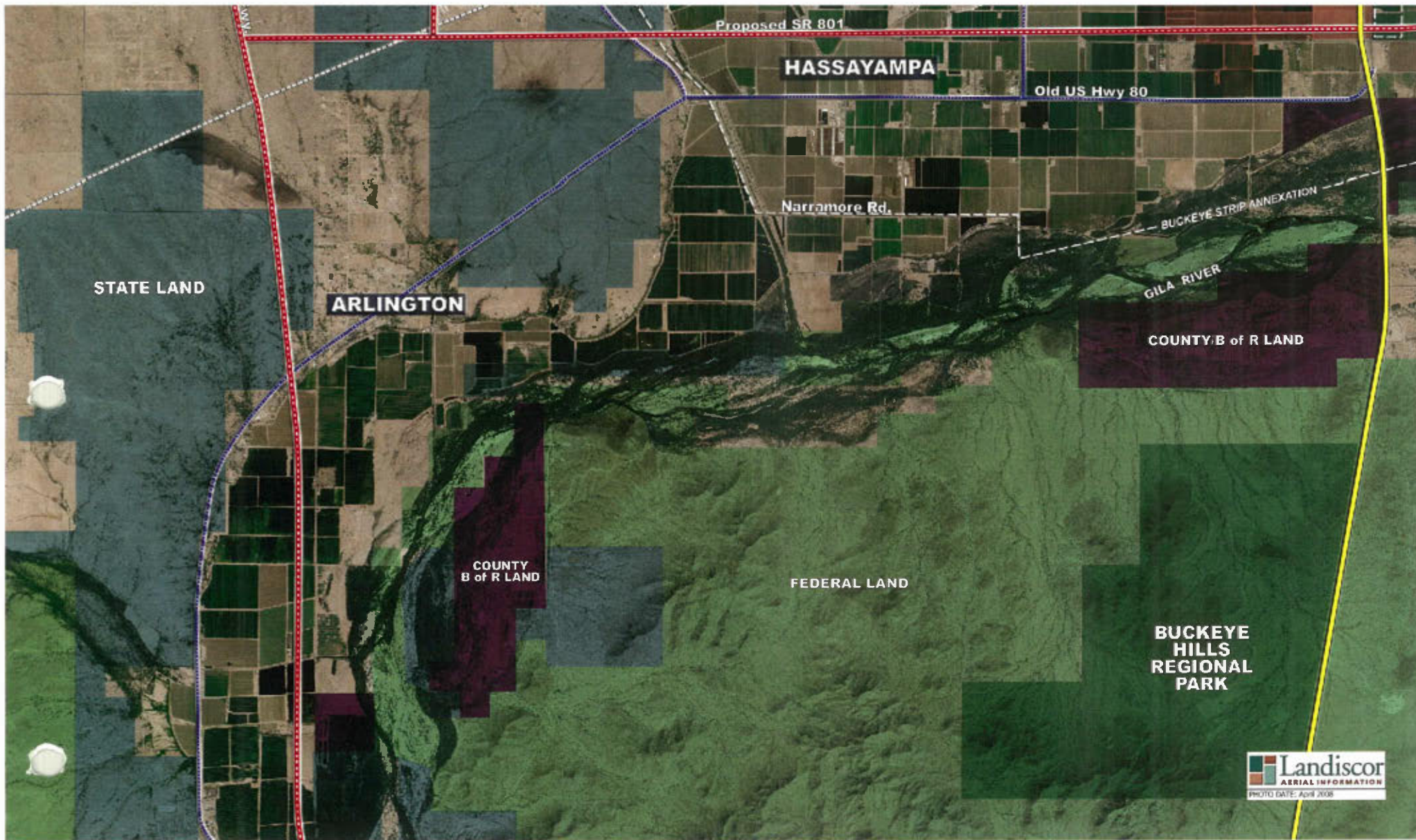
Plan: The current Rural Residential land use classification on the subject property  
allows for the development of residential uses with densities less than 1 d.u./acre.  
Primary uses in the Rural Residential category include agricultural and single family  
residential. The Hickman's Egg Ranch operates its Arlington facilities under a statutory  
agricultural exemption.

The Hickman's agri-industrial operations also require the use of heavy machinery,  
outdoor storage, composting fields, and warehouse structures. Organic fertilizer is  
manufactured on-site and eggs are homogenized and processed to create liquid and  
hard-cooked egg products. The Hickman's distribute their products from the Arlington  
site to 7 states. These agri-industrial uses are not consistent with a Rural Residential  
land use. The Hickman's existing and proposed uses require an Industrial land use designation.

Why should this plan be amended as requested? The Old U.S. Highway 80 Area Plan should  
be amended to conform with the Industrial land use designation previously established by  
the 2000 Tonopah/Arlington Area Plan. The Hickman's developed their agri-industrial use  
under this former Industrial land use designation and request that the Industrial land use  
be re-established under the Old U.S. Highway 80 Area Plan. Furthermore, the area's  
existing and proposed transportation system, natural washes, State land and nearby  
Hassayampa Landfill create a protected area well-suited for industrial development.

Case Number: \_\_\_\_\_





Landiscor  
AERIAL INFORMATION  
PHOTO DATE: April 2008

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CPA 200911





# HICKMAN'S

*family farms*



## **ARLINGTON NORTH AND SOUTH COMPREHENSIVE PLAN AMENDMENT**



### Applicant

Francis J. Slavin, P.C.  
2198 East Camelback Road, Suite 285  
Phoenix, Arizona 85016  
(602)381-8700

### Owner

Hickman's Egg Ranch, Inc.  
6515 South Jackrabbit Trail  
Buckeye, Arizona 85326  
(623)872-1120

CPA 200911

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June 19, 2009

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**Exhibit "2":** Aerial Map

**Exhibit "3":** Parcel/Vicinity Map

**Exhibit "4":** Tonopah/Arlington Area Plan Land Use Map

**Exhibit "5":** Old U.S. Highway Area Plan Land Use Map

**Exhibit "6":** Old U.S. Highway Area Plan Existing Zoning Map

**Exhibit "7":** Town of Buckeye General Plan Land Use Map, ratified on May 20, 2008

**Exhibit "8":** Existing Conditions Site Plan dated May 11, 2009

**Exhibit "9":** Pictures of the Hickman's Arlington Property

**Exhibit "10":** Pictures of the Hickman's Fertilizer Pelletizing Plant

**Exhibit "11":** Roadway Network Map from the February 2008 MAG study. The proposed locations of the Hassayampa North South Freeway, the SR801 and the Hidden Waters Parkway are shown.

**Exhibit "12":** *Phoenix Magazine* article titled "Fowl Play" in the March 2009 issue on pages 37 and 38



## 1. INTRODUCTION

In 1944, Hickman's Egg Ranch was established in Glendale, Arizona when Gertie Hickman and her mother-in-law began selling eggs from their back porch at 67<sup>th</sup> Avenue and Missouri. Starting with 50 hens in 1944, the Hickman's have expanded their egg operations to include approximately 5 million chickens and 1 million chicks, or pullets. Today, the Hickman's are the only egg producer in Arizona and remain a family-owned and operated business. Their eggs are sold in Arizona, California, New Mexico, Nevada, Colorado, Texas and Hawaii. For a more detailed history of the Hickman's Egg Ranch business, please see pages 37 and 38 of the March 2009 issue of *Phoenix Magazine* attached hereto as **Exhibit "12"**.

Hickman's Egg Ranch currently owns 5 farms in 3 states. Two of the Hickman's largest farm facilities are located in an unincorporated area of Arlington, Arizona. A third farm is located on the Ak-Chin Indian reservation in Maricopa, Arizona. The Hickman's also have farms in Grand Junction, Colorado and a free-range flock in Valley Center, California.

The Arlington location is divided into 2 sites known as Arlington South and Arlington North. Arlington South was first established in 1998 and Arlington North was developed a decade later in 2008. The Arlington South location consists of 12 hen houses, 6 pullet houses, a main production/breaker plant production structure and an organic composting field. The Arlington North location contains 5 hen houses, a main production structure, a large field reserved for drying chicken manure, and a fertilizer pellet mill production area. Approximately 2.6 million chickens are housed at the Arlington Property. The Arlington chickens lay approximately 2.2 million eggs per day. Together, the Arlington South and North facilities employ approximately 200 employees.

The Hickman's business has evolved over the years from selling shelled eggs to include the following agri-industrial operations:

- Pullet houses which allow the Hickman's to raise their own pullets,
- Chicken manure composting fields,
- A fertilizer pelletizing mill producing 50,000 tons of organic fertilizer per year. The high-quality, organic fertilizer is sold to farmers and golf courses,
- A breaking plant which produces liquid egg for sale to commercial users of eggs, and
- A hard cooked plant producing hard boiled eggs for restaurants.







The Hickman's Arlington location is more than an egg ranch. It is also the home of their processing, composting, packaging and shipping operations that have helped spur the growth of Arizona's sole egg producer. In many ways, Hickman's Egg Ranch remains a hometown agricultural business committed to providing quality products and service to its customers. At the same time, the Hickman's Arlington operations are industrial in nature fitting of an Industrial land use category under the Old U.S. Highway 80 Area Plan. Revising the existing Rural Residential land use designation to a more regionally appropriate Industrial category will promote and achieve many of the goals, objectives and policies of the Old U.S. Highway 80 Area Plan and Maricopa County Comprehensive Plan. Adjacent industrial uses, such as the Hassayampa Landfill and proposed Hassayampa Tire Waste Recycling Facility to the north, further support an Industrial designation for the Hickman's Arlington Property. The site also has access to several major roadways and highways within close proximity to the Arlington Property, such as: 1) the Interstate-10 and Salome Highway to the north; 2) the Southern Pacific Railroad, Old U.S. Highway 80 and Interstate-8 to the south; and 3) the SR-85 to the east. Furthermore, Hickman's Egg Ranch submits this Industrial Major Comprehensive Plan Amendment in order to preserve and protect its current investment, operations and employment base and to enable future expansion of the Hickman's agri-industrial business.

## 2. EXECUTIVE SUMMARY

### 2.1 Location

The Hickman's Arlington site is located in Sections 3 and 10, Township 1 South, Range 5 West of the Gila & Salt River Base & Meridian. The property is situated in the western portion of Maricopa County approximately 40 miles west of downtown Phoenix. The proposed Comprehensive Plan Amendment area consists of 4 parcels totaling approximately 367 gross acres and 358 net acres (hereinafter the "**Arlington Property**"). The Arlington Property is located along the southern boundary of the Salome Highway, approximately 6 miles south of Interstate-10. The site is bounded by 331<sup>st</sup> Avenue to the west and the Salome Highway/Southern Pacific Railroad intersection to the east (See **Exhibit "1"** attached hereto).

Arlington South is located south of Ward Road and consists of 3 parcels – APNs 401-30-004E, 401-30-005B and 40-30-005C. Arlington North is located on 1 parcel north of Ward Road, APN 401-30-004D.

### 2.2 Current Zoning and Land Use Designations

The following table provides parcel and current land use information for the Arlington properties:



PARCEL APN	ARLINGTON NORTH OR SOUTH	APPROXIMATE ACREAGE	Land Use Designation According to Tonopah/Arlington Area Plan (9/6/2000)	Land Use Designation According to Old U.S. Highway 80 Area Plan (May 2007)	Current Zoning District
401-30-004D	North	168.6 acres	Industrial	Rural Residential	Rural-43
401-30-004E	South	14.9 acres	Industrial	Rural Residential	Rural-43
401-30-005B	South	91.6 acres	Industrial	Rural Residential	Rural-43
401-30-005C	South	63.4 acres	Industrial	Rural Residential	Rural-43

The Hickman's constructed the first 3 hen houses at Arlington South in 1998. When the Maricopa County Planning Department drafted the original Tonopah/Arlington Area Plan in 1998 and 1999, the County asked property owners within the area plan boundary for their input regarding appropriate land use designations for their properties. The Hickman's requested an Industrial land use designation to be placed on their Arlington Property and the County agreed to their request. On September 6, 2000, Maricopa County adopted the Tonopah/Arlington Area Plan which covered approximately 403 square miles. The Tonopah/Arlington Area Plan formally designated the Hickman's Arlington Property as Industrial land use. A copy of the Tonopah/Arlington Land Use Map is attached hereto as **Exhibit "4"**.

With an Industrial land use designation in place, Hickman's Egg Ranch spent millions of dollars constructing several new processing and manufacturing plants. An organic fertilizer pelletizing mill was added in 2005. The Hickman's began drying and composting chicken manure into high quality, organic fertilizer to be sold to farmers and golf courses. In 2006, a new breaking plant facility was completed on the Arlington South property. The breaking plant produces several liquid and frozen egg products. In 2008, a hard cooked facility was added, producing hard cooked eggs for commercial and retail customers.

Then, in May of 2007, Maricopa County adopted the Old U.S. Highway 80 Area Plan, which removed portions of the State Route 85 Area Plan and the Tonopah/Arlington Area Plan. The Hickman's Arlington Property was removed from the former Tonopah/Arlington Area Plan and was given a new Rural Residential land use designation



under the Old U.S. Highway 80 Area Plan. A copy of the Old U.S. Highway 80 Land Use Map is attached hereto as **Exhibit "5"**. The Hickman's were not notified that their Industrial land use designation would be replaced by a Rural Residential designation under the new area plan. The Old U.S. Highway 80 Area Plan states that "residents expressed their concern for preserving agricultural uses like the Hickman's Egg Ranch." Based upon this statement, the Arlington Property land use designation was changed at the request of residents in order to preserve agricultural uses. The Hickman's operation is more than an agricultural use. It is an agri-industrial business that warrants an Industrial land use designation. Only an Industrial designation will truly preserve and protect all elements of the Hickman's agri-industrial business.

Currently, the Arlington Property is zoned Rural-43 (RU-43) zoning district and is designated as Rural Residential (0-1 du/acre) under the Old U.S. Highway 80 Area Plan. **Exhibit "6"** attached hereto shows the existing zoning for the Hickman's property and its surroundings.

### **2.3 Buckeye Land Use Map and Planning Area**

The Buckeye Planning Area boundary is located to the east of the Hickman's Arlington site. The Buckeye Planning Area boundary runs north and south along 323<sup>rd</sup> Avenue. The Town of Buckeye designates the land east of 323<sup>rd</sup> Avenue and north of the Southern Pacific Railroad as Rural Residential (1.01 – 3 du/acre). The Town of Buckeye General Plan Land Use Map, ratified on May 20, 2008, is attached hereto as **Exhibit "7"**.

### **2.4 Existing Land Use**

Together, the Arlington South and North properties contain 17 hen houses, 6 pullet houses, 2 main production plants, a breaker plant production area, a hard-cooked egg plant area, a dry storage area, fertilizer composting fields, a fertilizer pellet mill, several feeding silos, and evaporation ponds. Pictures of the Arlington Property are attached as **Exhibit "9"**.

Approximately 2 million hens are housed within Arlington's 17 barns. Each barn contains double-sided aisles of chicken cages that rise to 6 levels high. Approximately 150,000 chickens nest in each barn. Automatic conveyor belts move feed from the feed silos to the chickens. Other conveyor belts remove the chicken waste from under the cages to transport trucks that haul the waste to an open field where it is spread into rows and is composted and dried. Separate conveyor belts transport the eggs to the production plants. The eggs move through automatic washers to an inspection station where they are tested for quality and sorted by an egg grading machine that deposits them into cartons. The cartoned eggs are packed into cases, loaded onto pallets and are moved to the cooler







from where they will be loaded onto trucks to be shipped to Hickman's customers and retail stores. Some eggs are transported to either the breaking facility or hard-cooked facility where they are processed into liquid or hard boiled product. The water used for the egg processing machines is stored in evaporation ponds located south of the Arlington South hen houses and re-used in the fertilizer composting fields.

The Hickman's operate 2 types of manure processing. For the first operation, the chicken manure is dried in windrows and turned by a compost-cat every other day. The dried manure is then packaged and sold. The second operation entails composting the chicken manure with an organic substance. The organic compost is then ground and pelletized to be packaged, sold and shipped to farmers and golf courses throughout Arizona and California. The Hickman's comply with all Hazard Analysis and Critical Control Point (HACCP) guidelines. Pictures of the Hickman's fertilizer manufacturing operations are attached hereto as **Exhibit "10"**.

The Hickman Arlington facilities are operated approximately 20 hours per day by 2 shifts of employees. The first shift starts at 6:00 am and works approximately 10 hours. The cleaning crew works the second shift until approximately 2:00 am. The Arlington facilities are manpowered by approximately 200 employees.

## **2.5 Surrounding Land Uses**

The Hickman's Arlington Property is surrounded by existing and proposed industrial uses, the former Hassayampa Landfill, State Land, and privately-owned parcels with scattered residential development. An aerial photograph of the Hickman Arlington Property and its surroundings is attached hereto as **Exhibit "2"**.

The Hickman's Arlington Property abuts the Salome Highway on the south. The former Hassayampa Landfill is located on the north side of the Salome Highway, directly across from the Hickman's property. The former Hassayampa Landfill was located on approximately 77 acres owned by Maricopa County. The landfill was operational for 36 years between 1961 and 1997. Of the total 77 acres, 47 acres were utilized for municipal and domestic waste disposal. A 10-acre portion of the 77 acres was used as a Hazardous Waste Disposal Area. The closed landfill was designated as a Superfund cleanup site in 1987 after hazardous wastes were disposed at the landfill during an 18-month period from April 1979 to October 1980. The Environmental Protection Agency and the Arizona Department of Environmental Quality have performed preliminary investigations at the landfill and are taking measures to clean up the site. The southwest portion of the landfill site is currently used as a solid waste transfer facility. According to Maricopa County



Planning Staff, residential development at the former landfill site is unlikely to occur due to deed and access restrictions recorded against the property.<sup>1</sup>

In June of 2008, Maricopa County sold to CRM of America Holdings, LLC (hereinafter "**CRM**") approximately 63 acres located north of the Salome Highway and adjacent to the Hassayampa Landfill to the west. The 63-acre site is located directly north of the Hickman Arlington Property being separated by Salome Highway. In November of 2008 and January of 2009, CRM submitted a Special Use Permit application and a Major Comprehensive Plan Amendment ("**CPA**") application, respectively, in order to allow the development of the Hassayampa Waste Tire Recycling Facility. The Maricopa County Planning Department assigned CRM's Major CPA Case No. CPA2008-13 and Special Use Permit Case No. Z2008119.

Within its CPA narrative, CRM states that the Maricopa County Waste Tire Recycling Program will be managed and operated under a 20-year contract with CRM to collect, recycle, and dispose of County residential and private waste tires. The proposed waste tire recycling facility will collect and process tires to produce a crumb rubber used in rubberized asphalt, synthetic turf applications and rubber molded products. CRM's CPA application requests that its 63-acre site be changed from Rural Residential to an Industrial land use category under the Old U.S. Highway 80 Area Plan. CRM also emphasizes that its tire recycling operation requires the use of heavy machinery, outdoor storage, and warehouse structures that are not permissible under the current Rural Residential land use designation. As shown by the pictures attached hereto as **Exhibits "9" and "10"**, the Hickman's Egg Ranch operations require heavy machinery, outdoor storage, and warehouse structures of an agricultural nature, but industrial in nature under CRM's description nonetheless. The proposed Hassayampa Waste Tire Recycling Facility and the Hickman's Egg Ranch are compatible uses fitting of an Industrial land use category.

In addition to the Hassayampa Landfill and proposed waste tire recycling facility to the north, a parcel with Industrial-3 zoning lies immediately southeast of the Hickman's Arlington property. The approximately 16-acre parcel is owned by Drew Equipment Rental, LLC. The site contains a warehouse structure and outdoor storage.

A small Rural-43 subdivision is located west of the Hickman's Arlington Property and 331<sup>st</sup> Avenue. The Phoenix Valley West Unit 2 subdivision plat was recorded on July 6, 1971 at Book 139 of Maps, Page 29, Official Records of the Maricopa County Recorder's Office. As shown by **Exhibit "2"**, many of the lots within Phoenix Valley West Unit 2 remain vacant. When the Hickman's began construction of their egg production

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<sup>1</sup> The Hassayampa Landfill information was obtained from the Maricopa County Planning Department's Staff Report to the Planning and Zoning Commission, dated April 2, 2009, for Case No. CPA200813.





and processing facilities in 1998, one home was being constructed within the Phoenix Valley West Unit 2 subdivision. The rest of the subdivision was vacant land. After the Hickman's erected several hen houses and the egg processing plant, a handful of scattered homesteads were established throughout the subdivision. The Hickman's have maintained a good working relationship with its surrounding residential property owners and will continue to mitigate the effects of its agri-industrial operation on surrounding properties. By the end of this year, the Hickman's plan to install landscaping along their western Arlington property boundary.

State land is located north, south and further west of the Phoenix Valley West Unit 2 subdivision. State land abuts the Hickman's Arlington Property along the south 2,000 feet of its western boundary.

The south Arlington Property boundary is traversed by the Southern Pacific railroad. To the south of the railroad, private residences are scattered within small, irregular shaped parcels. State land surrounds the residential parcels to the south.

## **2.6 Proposed Land Use**

At this time, Hickman's Egg Ranch plans to continue operating their Arlington farms as described above under an existing statutory agricultural exemption. In the future, the Hickman's will construct additional hen houses on the Arlington North site. Plans to develop a feed mill within the Arlington South property are underway. Additional protein processing operations may be developed on the northern portion of the Arlington property. Future business opportunities that will augment the Hickman's egg operations will be explored. Further development of the Hickman's Arlington Property will require additional employees and will provide employment opportunities for the area.

## **2.7 Existing and Proposed Transportation Systems**

The Hickman's Arlington Property has access to a well-established transportation system in the West Valley. The existing and proposed freeway systems surrounding the Hickman's Arlington site support the Hickman's ability to ship egg products and fertilizer to all areas of Arizona and several states. Shipments to and from the Arlington Property travel along the Salome Highway, located along the north Arlington Property boundary. The Salome Highway is considered a future principal arterial street within the Old U.S. Highway 80 Area Plan and is designed to handle ultimate future traffic demand. From the Salome Highway, the Hickman's shipment trucks may access the Interstate-10 or the Old U.S. Highway 80. The Old U.S. Highway 80, between the Salome Highway and Oglesby Road, is also considered a future principal arterial road. Hickman shipments may travel east on the Old U.S. Highway 80 to connect to the SR-85 and from the SR-85 to the





Interstate-8. Examples of the Hickman's shipment routes are provided below to exemplify the substantial surface access to and from the Arlington site:

- Shipments to Phoenix exit the Arlington Property and head west on the Salome Highway. The shipment trucks then travel north on 331<sup>st</sup> Avenue to Baseline Road. Heading eastbound on Baseline Road, shipments turn north on Palo Verde Road until they connect to the I-10 East to Phoenix.
- Shipments to Tucson exit the Arlington Property and head east on the Salome Highway. The shipment trucks connect to the SR-85 and head south to the Interstate-8 East. From the Interstate-8, the trucks then connect to the I-10 East to Tucson.
- Shipments to Flagstaff exit the Arlington Property and head west on the Salome Highway to 331<sup>st</sup> Avenue. At 331<sup>st</sup> Avenue, the shipment trucks head north to Baseline Road. The shipments then travel east on Baseline Road and turn north onto Palo Verde Road. From Palo Verde Road, the shipment trucks turn east onto I-10, then north on the Loop 101 and north onto the I-17 to Flagstaff.
- Shipments to California exit the Arlington Property and travel west on the Salome Highway to 339<sup>th</sup> Avenue. The shipment trucks travel north along 339<sup>th</sup> Avenue to connect to the I-10 West.
- Shipments to Nevada exit the Arlington Property and travel west on the Salome Highway to 339<sup>th</sup> Avenue. The shipment trucks head north on 339<sup>th</sup> Avenue to the I-10 West.
- Shipments to New Mexico exit the Arlington Property and travel west on the Salome Highway. The shipment trucks head north on 331<sup>st</sup> Avenue to Baseline Road. At Baseline Road, the trucks head east and turn north onto Palo Verde Road. From Palo Verde Road, the shipment trucks connect to the I-10 East and then the Loop 101 North. The trucks then connect to the I-17 north from the Loop 101 to I-40 in Flagstaff.
- Shipments to Texas exit the Arlington Property and travel west on the Salome Highway. The shipment trucks head north on 331<sup>st</sup> Avenue to Baseline Road. At Baseline Road, the trucks head east and turn south on SR-85. The trucks travel south on the SR-85 until they connect to the Interstate-8 East. They then travel on the I-10 East onto Texas.



- Shipments to Colorado exit the Arlington Property and head west on the Salome Highway to 331<sup>st</sup> Avenue. At 331<sup>st</sup> Avenue, the shipment trucks head north to Baseline Road. The shipments then travel east on Baseline Road and turn north onto Palo Verde Road. From Palo Verde Road, the shipment trucks turn east onto I-10, then north on the Loop 101 and north onto the I-17 to the I-40 in Flagstaff.

The Southern Pacific Railroad abuts the entire length of the Arlington Property on the south. According to the Old U.S. Highway 80 Area Plan Executive Summary, one of the main issues and concerns that affected the outcome of this area plan was to find suitable areas for industrial development. The Old U.S. Highway 80 residents, private and public stakeholders, and community work group members decided to promote employment and industrial land uses near the Palo Verde Nuclear Generating Station and along the railroad tracks. Due to the Hickman's immediate location along the Southern Pacific Railroad, it is puzzling that Maricopa County removed the Hickman's Industrial land use designation on the Tonopah/Arlington Area Plan when it transitioned to the Old U.S. Highway 80 Area Plan in 2007. The site's immediate access to several major freeways and the railroad makes it a prime location for industrial uses.

The Arizona Department of Transportation ("ADOT") is also planning to construct 2 new freeways and a new parkway within 1 mile of the Arlington Property (See **Exhibit "1"** attached hereto). State Route (SR) 801 is a proposed east-west freeway corridor that would connect existing SR-85 to the proposed Loop 202 (South Mountain Freeway). ADOT is also planning a connection to the proposed Loop 303. State Route 801 West would connect SR 85 and the proposed Loop 303 in the southwest region of the Valley. Proposed construction of the State Route 801 will commence in 2020 and will proceed through 2025. The State Route 801 would be constructed immediately south of the Hickman's Arlington property and would provide an alternative route to the SR-85 and Loop 202 in the southeast valley.

The proposed Hassayampa Freeway will extend north and south approximately 1 mile west of the Hickman's Arlington Property. According to the MAG Interstate 10 – Hassayampa Valley Roadway Framework Study, the Hassayampa Freeway will be a potential Interstate and international trade route that would begin at I-10 in Cochise County, bypass the Tucson and Phoenix Metropolitan areas, and carry traffic north to a junction with I-15 in Las Vegas. The Hassayampa Freeway could also serve a portion of the north-south CANAMEX International Trade Corridor in Arizona, due to its potential future junction with either I-8 or I-10 to its intersection with US 93 through Wickenburg. This freeway will continue south from I-10 to the Gila River and turn east at Riggs Road to serve the southeast area of Maricopa County and Pinal County. A copy of the Roadway Network Map from the February 2008 MAG study is attached hereto as **Exhibit "11"**.





Based upon the proposed location of the Hassayampa Freeway, the Hickman's Arlington Property will have access to the Hassayampa Freeway from the Salome Highway and the proposed SR 801.

The February 2008 MAG Interstate 10 – Hassayampa Valley Roadway Framework Study shows a Hidden Waters Parkway to be constructed along 331<sup>st</sup> Avenue between I-10 and the proposed SR 801. The Hickman's Arlington Property abuts 331<sup>st</sup> Avenue to the east. The Parkway will allow Hickman's shipments to travel south to the future SR801 or north to I-10.

The proposed Hidden Waters Parkway will provide an additional buffer between the Hickman's property and the Rural-43 subdivision located to the west of 331<sup>st</sup> Avenue. In order to provide ample construction area for the future Hidden Waters Parkway, the Hickman's were requested at their pre-application meeting to leave a 100-foot setback from the centerline of 331<sup>st</sup> Avenue when planning future onsite structures and development. According to the Phoenix Valley West Unit 2 subdivision plat, the half-street width of 331<sup>st</sup> Avenue is 75 feet. By leaving a 100-foot setback from the centerline of 331<sup>st</sup> Avenue for the future Parkway, approximately 175 feet will separate the easternmost residential lots within the Phoenix Valley West Unit 2 subdivision from the nearest Hickman's structure.

## **2.8 Natural Preserve**

The Arlington Property is essentially isolated from farmland to the east and additional residential homes to the west by natural washes. The Hassayampa River is located immediately east of the Arlington Property and flows south into the Gila River. The Hassayampa River separates the Hickman's Arlington site from agricultural farmland that follows the Gila River. The farmland is located on the north and west side of the Gila River as the River travels west and then south along the Interstate-8. To the northwest of the Arlington Property, the Old Camp Wash, Winters Wash and Coyote Wash flow south from the Belmont Mountains. The Old Camp Wash and Winters Wash merge south of the Salome Highway at approximately 391<sup>st</sup> Avenue. A portion of Coyote Wash runs directly west of the Phoenix Valley West Unit 2 subdivision. All 3 washes flow south to the Gila River. Together, the Hassayampa River, Gila River and natural washes to the west create a protective pocket that prevents further residential uses to be developed near the Arlington Property.

State land surrounds the Hickman's Arlington Property, the former landfill, the proposed tire recycling facility, and private land to the west, south and north. The State land is designated in blue on **Exhibit "1"**. Federal BLM land is located south of the Gila River and is designated in green on **Exhibit "1"**.







Floodplains and floodways are marked along the washes to the east and west of the Arlington Property. A small portion along the southwest corner of the Hickman's South Arlington property is designated as lying within a 100-year floodplain by the Maricopa County Flood Control District and FEMA.

The Hickman's existing use does not adversely impact the natural environment of the area. Rather, the natural washes, floodplains, and State land surrounding the Arlington property create a natural preserve for establishing an industrial/employment base in western Maricopa County. Residential land uses cannot be developed within the confluence of these natural constraints, thus creating a protective pocket for a substantial amount of Industrial land.

## **2.9 Existing Water and Wastewater Systems**

The Arlington Property is not located within the service area of an existing sewer utility company. Hickman's Egg Ranch utilizes an on-site sewage treatment system with satellite septic locations throughout the site. A majority of the agricultural wastewater generated by the Arlington egg processing machinery is reused for the composting and fertilizer pellet manufacturing systems. Egg processing wastewater not used for composting is stored in evaporation ponds.

The Arlington Property's potable water system consists of 4 private wells and a water tower located on-site. The Arlington site is not located within a certificated water company's service area at this time. The Hickman's have conducted preliminary discussions with the Maricopa County Environmental Services Department and the Subdivision and Infrastructure Planning Program as to whether the Arlington Property water system meets the criteria of a public water system. The Hickman's will be working to comply with Maricopa County's public water system requirements.

## **3.0 MARICOPA COUNTY COMPREHENSIVE PLAN AMENDMENT GUIDELINES**

**3.1 The Hickman's Comprehensive Plan Amendment Constitutes an Overall Improvement to the Comprehensive Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.**

Hickman's Egg Ranch has developed multi-million dollar agri-industrial facilities at its Arlington location over the past 10 years. They are a projected long-term use that has provided long-term benefits for the surrounding area and Maricopa County. With approximately 200 employees, Hickman's Egg Ranch offers diverse and irreplaceable job



opportunities that are unique to the region's agricultural employment base. An Industrial land use designation for the subject property would constitute an overall improvement to the Comprehensive Plan and Old U.S. Highway 80 Area Plan for the following reasons:

- The Hickman's Egg Ranch operation complies with the Industrial land use definition in the Old U.S. Highway 80 Area Plan. The Area Plan defines appropriate uses within the Industrial land use category as "general warehousing, storage, distribution activities, and general manufacturing." As described under the "Existing Uses" subheading of this narrative, the Hickman's agri-industrial operations encompass all of these activities and uses.
- The Hickman's Egg Ranch operation is compatible with adjacent existing and future land uses. The former Hassayampa Landfill to the north is currently being used as a solid waste transfer facility. It is highly unlikely that the Landfill will be developed in the future as a residential land use due to deed restrictions recorded against the Landfill property. If approved, the proposed Hassayampa Waste Tire Recycle Facility to the north will be a compatible industrial use. The Industrial-3 zoned parcel to the southeast would be compatible with an Industrial land use designation on the Arlington Property. Natural washes and state land surround the Hickman's Arlington property, significantly restricting residential development in the area. The Southern Pacific Railroad traverses and creates a barrier between the Hickman's Arlington Property and scattered homesteads to the south. The proposed Hidden Waters Parkway will provide a 175-foot buffer between the Hickman's development and the Phoenix West Unit 2 subdivision. All of these elements create a large, natural island well suited for industrial development.
- An Industrial land use designation for the Hickman's Arlington Property would address one of the local issues addressed in the Old U.S. Highway 80 Area Plan. According to the Area Plan, industrial land uses should be promoted along the railroad tracks. In addition, the Town of Buckeye's General Plan designates land along the Southern Pacific Railroad as Heavy Industrial and Employment Center uses. Buckeye's goal is to keep heavy industrial uses concentrated along the rail line and separated from major residential uses. With the Southern Pacific Railroad located immediately south of the Arlington Property, an Industrial land use designation would promote the goals of the Old U.S. Highway 80 Area Plan and the neighboring Town of Buckeye's General Plan.
- As described under the "Existing and Proposed Transportation Systems" subheading, the Hickman's Arlington property is located in the midst of a major existing and emerging transportation system. An industrial land use typically





requires access to major street or arterial roadways. The Arlington property currently has access to major streets and nearby freeways. The proposed SR801, Hassayampa Freeway and Hidden Waters Parkway will be constructed within a mile of the Arlington Property. Their construction will further enhance and expand the transportation system serving the area.

### **3.2 Whether the Hickman's Comprehensive Plan Amendment will adversely impact all or a portion of the planning area by:**

#### *Altering acceptable land use patterns to the detriment of the plan:*

The Hickman's Major Comprehensive Plan Amendment will not alter land use patterns to the detriment of the Comprehensive Plan. As described above, the Hickman's Arlington Egg Ranch is surrounded by a former landfill, a proposed waste tire recycling facility, an Industrial-3 use, State land, and scattered private residences. The Arlington Property is also bounded to the north, south and east by the Salome Highway and Southern Pacific Railroad. The Hickman's request for an Industrial land use designation will not detrimentally alter the Maricopa County Comprehensive Plan or the Old U.S. Highway 80 Area Plan. To the contrary, an Industrial land use designation for the Hickman Arlington Property would spur growth and employment opportunities in the area without adversely affecting residential uses.

#### *Requiring public expenditures for larger or more expensive infrastructure:*

The amendment will not require public expenditures for larger and more expensive infrastructure. On average, approximately 25 shipment trucks access the Arlington site each day. A majority of the trucks use the Salome Highway to connect to the I-10, the Old U.S. Highway 80 and the SR-85. The number of trips generated by the Arlington Property will not require these freeways to be widened or extended. Hickman's has developed its own self contained water and wastewater system.

#### *Requiring public improvements to roads, sewer, or water systems that are needed to support the planned land uses:*

The amendment will not require public improvements to be extended from the Arlington Property to existing roads, sewer and water systems. As described above, the location of the Salome Highway allows the Hickman's shipments to connect to the I-10, SR-85, the Old U.S. Highway 80, and the I-8. The Hickman's will also have access to the proposed SR801, Hassayampa Freeway, and Hidden Waters Parkway. After conducting preliminary discussions with the Maricopa County Environmental Services Department, the Hickman's will be permitted to use their existing on-site septic system with an Industrial







land use classification. The Hickman's are also establishing a public water system for their site. Their existing sewer and water systems will not require public improvements to be extended to the Arlington Property.

Adversely impacting planned uses because of increased traffic:

The amendment will not adversely impact planned uses because of increased traffic. The Hickman Arlington property is an existing use with major roadway and freeway access. The residences to the west and south are not affected by the Hickman's shipments as they are not located along the Salome Highway. The waste transfer facility and proposed waste tire recycling facility will also generate truck traffic. Any additional structures and future operations related to the Hickman's Egg Ranch use of the Arlington Property will not substantially increase traffic to the detriment of surrounding uses. The projected future employment will not generate any measurable impact on the arterial roadway system.

Affecting the livability of the area or health or safety of present and future residents:

The Hickman's amendment will not affect the livability of the area or health or safety of present and future residents. Over the years, the Hickman's have worked to mitigate any impact its Arlington operations may have on residences in the vicinity by working to resolve any concerns raised by its neighbors. There are relatively few complaints because Hickman's manages its operations to minimize flies and odors. Some additional landscaping will be installed within the 100-foot setback area along 331<sup>st</sup> Avenue so as to screen the Hickman's property from the residences within the Phoenix Valley West Unit 2 subdivision. Full landscaping cannot be installed on the Arlington Property due to the rodents and pests that are attracted by the landscaping. The Hickman's will preserve a large portion of their property as bald desert in order to control rodents in the area. Disinfectant chemicals are used to ensure that avian influenza and other bird diseases do not infect their flock. The hen houses are cleaned daily and the manure is spread in a field to compost. The composting field is located on the north and east side of the Arlington property, farthest away from any residential properties and closest to the former landfill. All egg and fertilizer operations comply with County health regulations and safety codes.

The Hickman's Arlington Property is screened from residential development due to the former landfill to the north, the Hassayampa River to the east, and the railroad to the south. The Southern Pacific Railroad provides a wide setback between the Hickman's agri-industrial uses and scattered homesteads to the south. The only feasible area for future residential development would be to the west of the Arlington Property. In 1998, the Phoenix Valley West Unit 2 subdivision was completely vacant with the exception of one home when the Hickman's began constructing the first hen houses at the Arlington site.





The Hickman's erected signs at the corners of their property notifying the public that the site would be the future home of Hickman's Egg Ranch. Property owners within the Phoenix Valley West Unit 2 subdivision pulled their building permits and constructed their homes after the Hickman's developed their Arlington property. The residents to the west constructed their homes in clear site and knowledge of the Hickman's operation. The Hickman's agri-industrial operations have not affected the livability of the area.

*Adversely impacting the natural environment or scenic quality of the area in contradiction to the plan.*

The Hickman's Comprehensive Plan Amendment will not adversely impact the natural environment or scenic quality of the area in contradiction to the Comprehensive Plan. As previously discussed in detail, the Hickman's existing use is operated in such a manner that is sensitive to surrounding uses. In addition to surrounding uses, the Hickman's operation is environmentally friendly and efficient. The Hickman's have created a way to manage their chicken waste by turning it into an asset. The chicken manure and wastewater produced by the egg processing machines are recycled to create fertilizer pellets that are sold to agricultural uses and golf courses in Arizona and California. Eggs shells and broken/defective eggs are recycled in the fertilizer composting field as well. Little goes to waste in the egg and fertilizer business, which leaves less impact on the natural environment.

The area is home to several dairies and a hog operation to the southwest. In many ways, the Hickman's egg operation has less of an impact on the environment and the scenic quality of the area than these uses. Overall, the Hickman's agri-industrial use produces less odor and flies than most livestock operations. In addition, the majority of the Hickman's operations are enclosed within structures.

**3.3 The Hickman's Industrial Comprehensive Plan Amendment is consistent with the overall intent of the Comprehensive Plan.**

The proposed amendment area presents an opportunity for the County to protect and promote an existing, long-term agri-industrial use that is compatible with the surrounding area. The amendment will also provide diverse employment opportunities in western Maricopa County. The Hickman's use necessitates no additional infrastructure needs and thus requires no public funding. The manure management and fertilizer operations enable the Hickman's to re-use most of the waste produced by their egg operations, thus protecting the area's natural environment. Overall, the Hickman's Industrial Comprehensive Plan Amendment is consistent with the intent of the Maricopa County Comprehensive Plan.



### **3.4 The extent to which the amendment is consistent with the specific goals and policies contained within the plan.**

The Hickman's Industrial Comprehensive Plan Amendment complies with several of the Maricopa County Comprehensive Plan and Old U.S. Highway 80 Area Plan elements and goals. The Arlington Property was formerly designated as an Industrial land use under the Tonopah/Arlington Area Plan in 2000. With a prior Industrial land use classification, the County has previously validated the Hickman's use as compliant with the Comprehensive Plan Industrial land use requirements.

The Comprehensive Plan elements applicable to the Arlington Property include land use, transportation, environment, and economic development. The following goals have been excerpted from the Comprehensive Plan in order to provide additional support for the Hickman's Industrial amendment and existing use:

#### **Land Use**

Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.

The Hickman's property is surrounded by the former Hassayampa landfill, the proposed Hassayampa Waste Tire Recycling Facility, an Industrial-3 use to the southeast, State land, and scattered private residences. Natural washes to the east and west and state land from all sides further isolate the Arlington Property from future major residential development. Both the Hickman's amendment and the Hassayampa Waste Tire Recycling Facility amendment request Industrial land use designations for complementary uses next to the former landfill. The Arlington Property is also bounded to the north, south and east by the Salome Highway and Southern Pacific Railroad. From the Salome Highway, the Hickman's shipping operations have access to an extensive arterial and freeway system that will be greatly expanded with the addition of 2 new freeways and a parkway. The Hickman's operation is both industrial and agricultural in nature, resulting in a use that is sensitive to the natural environment. An Industrial land use designation for the Arlington Property will protect the Hickman's Egg Ranch existing uses and facilities and will encourage future agricultural-industrial development.

Encourage innovative and varied approaches to development.

The Hickman's existing use is a truly innovative development. It combines the traditionally agricultural operation of egg production with the high-tech and industrialized operations of egg breaking, egg processing, and fertilizer pellet manufacturing. The Arlington Property contains state-of-the-art processing and manufacturing equipment and







the latest technology to keep their chickens healthy, clean and safe in accordance with HACCP standards. An Industrial land use designation will promote and facilitate further innovative development at the Hickman's Egg Ranch.

## **Transportation**

### *Identify and accommodate transportation corridors.*

One of the objectives under the Comprehensive Plan Amendment Transportation element is to identify and accommodate transportation corridors. The Hickman's are aware of the proposed SR801, Hassayampa Freeway and Hidden Waters Parkway. The future Hidden Waters Parkway will be constructed along 331<sup>st</sup> Avenue, which is the western boundary of the Arlington Property. The Hickman's will provide a 100-foot setback from the center line of 331<sup>st</sup> Avenue in order to accommodate the Hidden Waters Parkway and the proposed transportation corridor for this area.

## **Environment**

### *Encourage development that minimizes environmental hazards.*

The Hickman's development minimizes environmental hazards by reusing wastewater and chicken waste to produce manure and fertilizer. Dust is also mitigated by spraying wastewater from the egg processing operations onsite. By managing their on-site waste and converting it into a profitable commodity, the Hickman's are also implementing environmentally sensitive business practices.

## **Economic Development**

### *Promote a growing, balanced, efficient, and diversified economy, consistent with available resources, that enhances quality employment opportunities, improves quality of life, and is sensitive to the natural and cultural environment.*

The Hickman's Egg Ranch operation is a unique land use that combines agricultural and industrial elements. The Hickman's Egg Ranch has been operating at the Arlington Property for over 10 years and continues to grow with new and evolving agri-industrial uses. The Hickman's business provides over 200 quality jobs to local residents, which in turn, improves the quality of life for the surrounding Arlington area. It is a long-term land use with invested, sustainable practices and an environmentally safe business model that are important to Maricopa County's growth and economy.

## **3.5 Arizona Revised Statutes Requirements**



Section 11-821 of the Arizona Revised Statutes regulates Comprehensive Plan requirements for counties in Arizona. Several provisions under Section 11-821 require counties to allow industrial development within their planning areas. Specifically, Section 11-821.B(1) requires the county plan to show the zoning districts designated as appropriate for various classes or residential, business and industrial uses. Under Section 11-821.C(1), the Maricopa County plan shall designate the “proposed general distribution and location and extent of uses of the land for housing, business, *industry*, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land appropriate to the county” (Emphasis added). Finally, Section 11-821.D(2) requires the county plan to include planning for growth areas that are particularly suitable for “planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and *industrial uses*” (Emphasis added).

The Maricopa County Comprehensive Plan amendment would fulfill the requirements of A.R.S. Section 11-821 by designating the Hickman’s Arlington Property as an Industrial land use category. The majority of the Old U.S. Highway 80 Area Plan is designated with Rural Residential and Open Space land use classifications. The Arlington Property is located within an existing and proposed multimodal transportation area with extensive freeways, arterial roads and the Southern Pacific Railroad close by. Proposed infrastructure improvements, such as the SR801, Hassayampa Freeway and Hidden Waters Parkway will significantly expand the transportation area within a mile of the Hickman’s Arlington Property. In evaluating A.R.S. Section 11-821.D(2), the Hickman’s Arlington Property is an ideal location for industrial uses.

#### **4.0 CONCLUSION**

Over the last 60 years, Hickman’s Egg Ranch has supplied quality eggs to Arizona families and restaurants. Its business has evolved from producing eggs, to selling liquefied and hard-cooked egg products and to manufacturing manure and organic fertilizer pellets. In order to preserve and protect the existing agri-industrial nature of the Hickman’s operations, an Industrial land use classification must be obtained for the Arlington Property. The natural washes, surrounding state land and former landfill to the north limit residential development adjacent to the Arlington Property. The existing scattered residences are buffered from the Hickman’s Egg Ranch by the Southern Pacific Railroad to the south and the 100-foot setback required for the future Hidden Waters Parkway along 331<sup>st</sup> Avenue. The former Tonopah/Arlington Area Plan recognized the Hickman’s Arlington Property as an isolated and prime location for Industrial development. Hickman’s Egg Ranch requests that Maricopa County reinstate their Industrial land use designation under the Comprehensive Plan Amendment and the Old U.S. Highway 80 Area Plan.







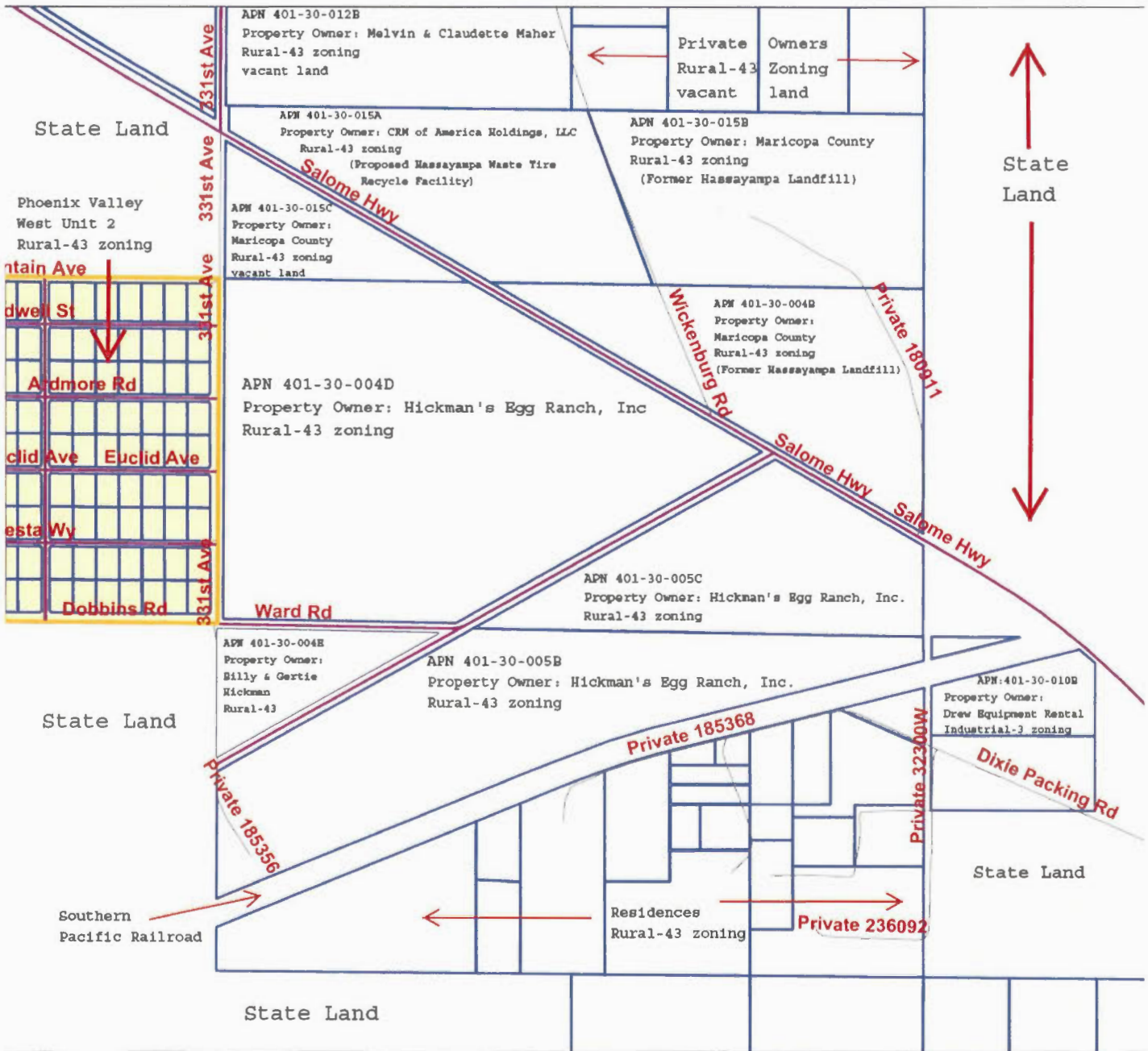
## EXHIBIT 1 - REGIONAL CONTEXT AERIAL MAP





## EXHIBIT 2 - AERIAL MAP





### EXHIBIT 3 - PARCEL VICINITY MAP





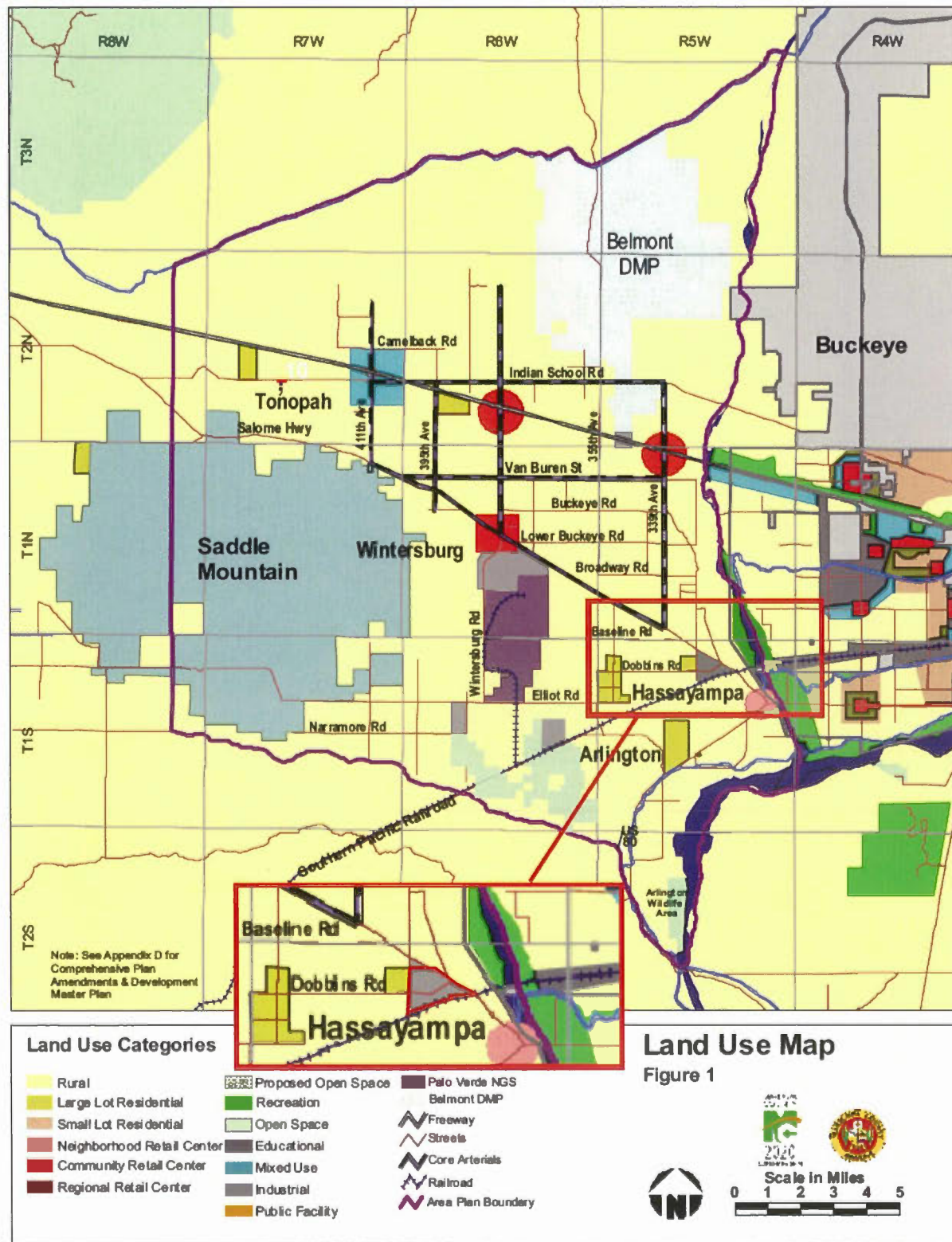
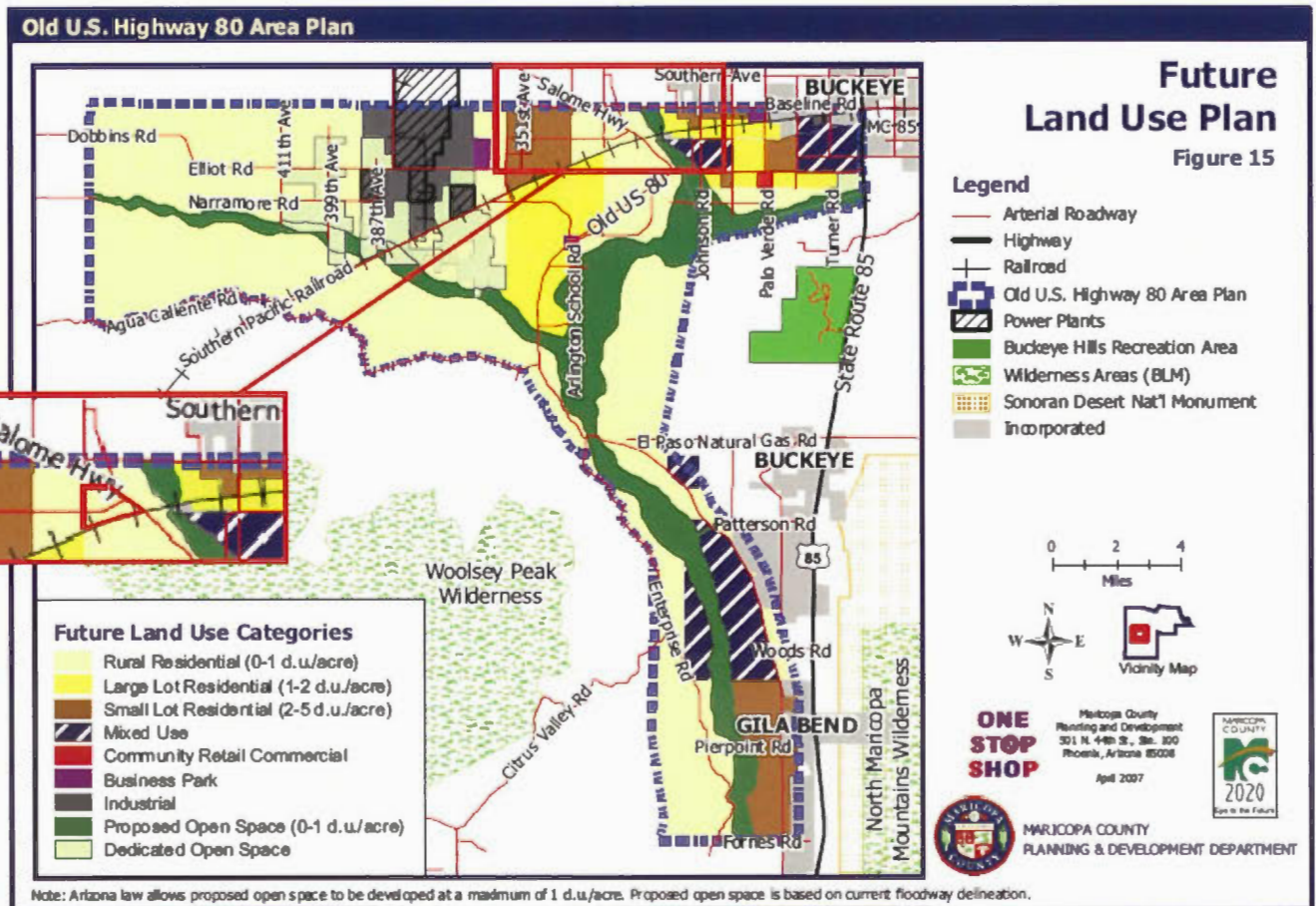


EXHIBIT 4 - TONOPAH/ARLINGTON AREA PLAN  
LAND USE MAP DATED SEPTEMBER 2000



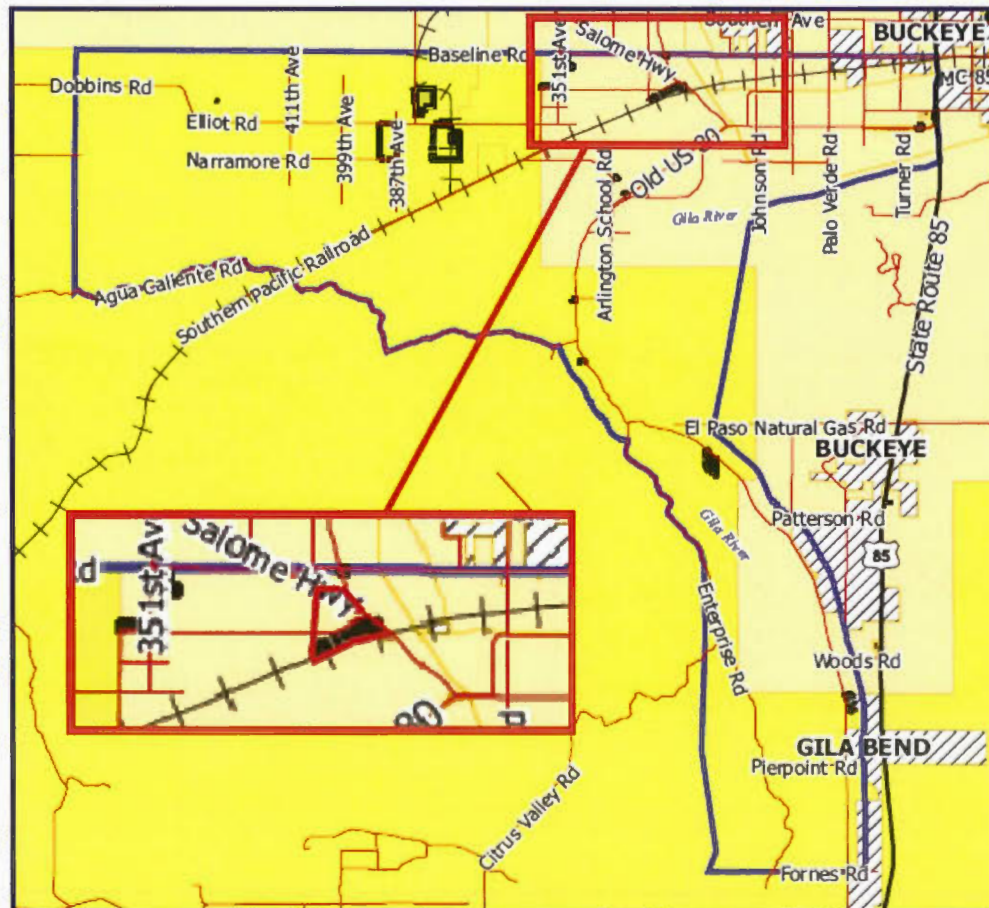




## EXHIBIT 5 - OLD U.S. HIGHWAY 80 AREA PLAN LAND USE MAP DATED APRIL 2007



**Old U.S. Highway 80 Area Plan**



**Existing Zoning**

Figure 16

**Legend**

- Arterial Roadway
- Highway
- + Railroad
- Old U.S. Highway 80 Area Plan
- RURAL-190
- RURAL-43
- R1-35
- R-2
- R-5
- C-2
- C-3
- IND-1
- IND-2
- IND-3
- Special Use Permit
- ▨ Incorporated

0 2 4  
Miles



Vicinity Map

**ONE  
STOP  
SHOP**

Maricopa County  
Planning and Development  
501 N. 4th St., Ste. 100  
Phoenix, Arizona 85008  
February 2007



MARICOPA COUNTY  
PLANNING & DEVELOPMENT DEPARTMENT



**EXHIBIT 6 - OLD U.S. HIGHWAY 80 AREA PLAN  
EXISTING ZONING MAP DATED FEBRUARY 2007**





## Town of **BUCKEYE**

Adopted January 18, 2008  
Ratified May 20, 2006

### Notes:

All Community Master Plans (CMP) and development agreements remain as valid entitlements and should be referred to in conjunction with the Buckeye General Plan. The Land Use Map strives to reflect the CMP land uses as accurately as possible. The adopted entitlements by the Town of Buckeye are valid and if any changes are made, the policies and guidelines outlined in the Buckeye General Plan will be followed.

Floodway Transitional Areas are advisory in nature. Though development within these areas is permitted at the level of the designated General Plan land use, the Town wishes to emphasize the importance of awareness of both the hazards and sensitivities in these identified areas. The Town strongly encourages these considerations being addressed in development plans for properties within these areas.

While every effort has been made to ensure the accuracy of this information, the Town of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Arterial / River crossings are conceptual. This map demonstrates the number of crossings needed to support development at build-out. Final locations and the number of crossings will be determined through engineering and water studies.

Town of Buckeye General Plan Land Use indicates land within the 65 day-night noise level (dnl) contour pertaining to Luke Air Force Base and the Buckeye Airport. Land within the designated 65 dnl adjacent to a military airport or auxiliary military facility is restricted by the criteria set forth in A.R.S. 28-5481(J) which outlines appropriate land uses for such land. Any General Plan Amendment of land within these areas must also comply with all requirements as well as the compatible land uses outlined in A.R.S. 28-5481(J). The Town of Buckeye is committed to ensuring that land uses in the high noise or accident potential zones are compatible with the operation of Luke Air Force Base and the Buckeye Airport. Residential uses shown on the land use map in the 65 dnl area for Luke Air Force Base were zoned and had a development plan in place for those uses prior to Dec 31, 2000. These properties continue to be subject to A.R.S. 28-5481, but the development plans that have been in place prior to December 31, 2000 for these properties comply with the statute.

	<b>COMMERCIAL</b>
<b>RESIDENTIAL</b>	<b>EMPLOYMENT</b>
	<b>OTHER</b>

FIGURE 3-4

TOWN OF BUCKEYE  
GENERAL PLAN LAND USE

**One Town, One Vision!**  
General Plan and Development Code



## EXHIBIT 7 - TOWN OF BUCKEYE LAND USE MAP DATED MAY 20, 2008

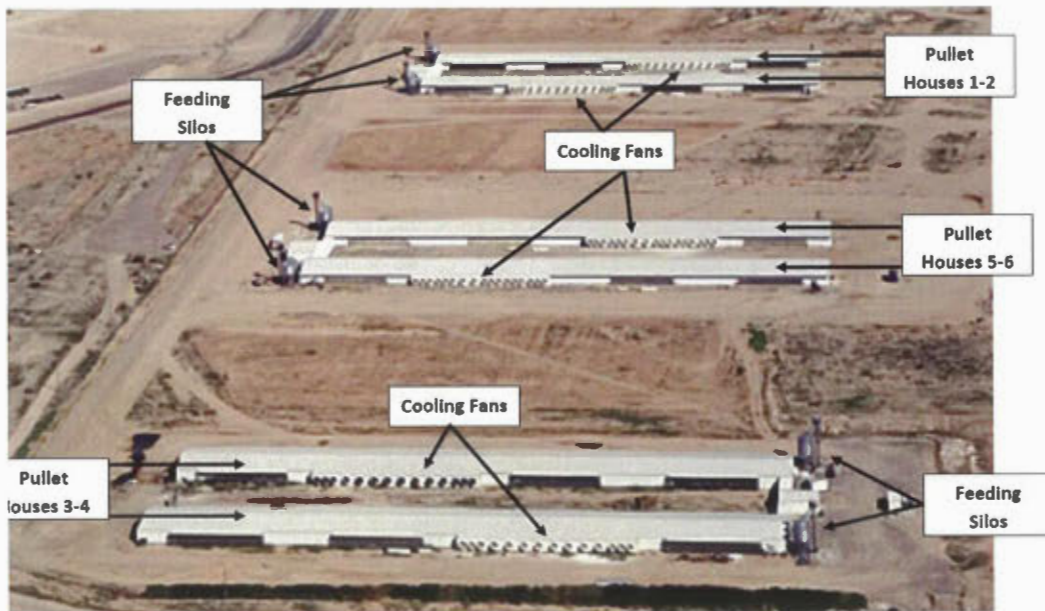






Arlington North

Arlington South



**EXHIBIT 9 -  
PICTURES OF ARLINGTON PROPERTY**

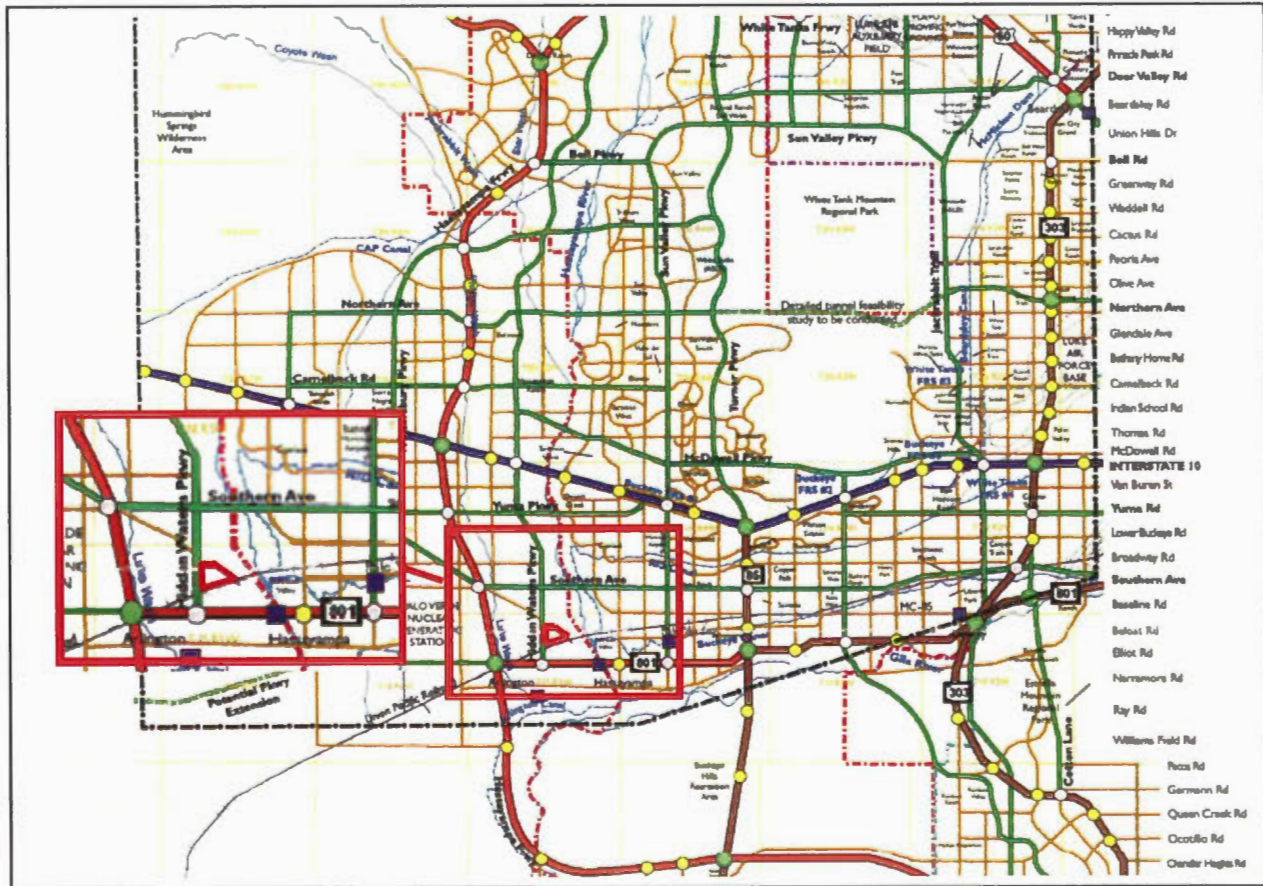




**EXHIBIT 10 -  
FERTILIZER PELLETIZING PLANT**







## TRANSPORTATION FRAMEWORK RECOMMENDATION

### Legend

- Study Area Boundary
- Railroads
- Roads
- Rivers/Mashes
- Canals
- Unincorporated Communities
- Township/Range
- Noise Contours

- Topography (100' contours)
- Proposed Service Traffic Interchanges
- Proposed Parkway Traffic Interchanges
- Proposed System Interchanges
- Planned Developments
- BLM Raptor Protection Zone

- State Land Development Master Plan
- National Monument
- Wilderness Area
- Land Ownership
- BLM
- State Land
- Regional Parks
- Military
- Bureau of Reclamation

- Planning Areas
- Buckeye
- Glendale
- Goodyear
- Surprise

- Proposed Roadway Network
- Improvements to Existing Freeways
- Future Regional Transportation Plan (RTP) Freeways (Prop 400)
- New Freeway Proposals
- New Parkway Proposals
- New Parkway Alternatives
- Future Major Arterial Network

### Notes

While every effort has been made to ensure the accuracy of this information, the Maricopa Association of Governments makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

General alignments for new freeway, highway, arterial, and bridge facilities will be determined following the completion of appropriate design and environmental studies.

Locations of proposed freeway interchanges and the use of parallel roads connecting to freeways are preliminary and subject to review and approval of the FHWA and ADOT.

Arterial river crossings are conceptualized to demonstrate the number of crossings needed to support development. Final locations and number will be determined in engineering and water resource studies.

Locations of proposed roadway facilities south of the study area are subject to refinements in the I-8 and I-10/Hassayampa Valley Roadway Framework Study to be completed in 2008, and roadways north to be planned in the New River Roadway Framework Study scheduled to be determined.

Olive Avenue traffic interchange on SR-303L to be a half-diamond.



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Interstate 10/Hassayampa Valley Transportation Framework Study



## EXHIBIT 11 - I-10/HASSAYAMPA VALLEY TRANSPORTATION FRAMEWORK STUDY DATED FEBRUARY 4, 2008



**EXHIBIT 12**

**MARCH 2009 ISSUE OF *PHOENIX MAGAZINE***

**"FOWL PLAY"**

**BY CELESTE SEPESSY**

**PAGES 37 AND 38**

